

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 11 | | FORDHAM ST, ARLINGTON |

OWNERSHIP

| OWNERSHIP | | | Unit #: | |
|-----------|--------------------------|--------|---------|------------|
| Owner 1: | HAYES MARY T/LIFE ESTATE | | | |
| Owner 2: | | | | |
| Owner 3: | | | | |
| Street 1: | 11 FORDHAM ST | | | |
| Street 2: | | | | |
| Twn/City: | ARLINGTON | | | |
| St/Prov: | MA | Cntry: | | Own Occ: Y |
| Postal: | 02474 | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|----------------------------|--------|--|
| Owner 1: | HAYES WILLIAM P & MARY T - | | |
| Owner 2: | - | | |
| Street 1: | 11 FORDHAM ST | | |
| Twn/City: | ARLINGTON | | |
| St/Prov: | MA | Cntry: | |
| Postal: | 02474 | | |

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2160 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 14 | CPA |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.10331 | Total SF/SM: | 4500 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | | Total: | 443,999 | Spl Credit | | Total: | 444,000 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

1 of 1
CARD

ARLINGTON

APPRaised:
USE VALUE:
ASSESSed:

| Total Card / | Total Parcel |
|--------------|--------------|
| 918,400 / | 918,400 |
| 918,400 / | 918,400 |
| 918,400 / | 918,400 |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|-------------------------|-----------|--------------------------------|------------|------------|-----------------|
| 104 | 4500.000 | 474,400 | | 444,000 | 918,400 |
| | | | | | |
| | | | | | |
| | | | | | |
| Total Card | 0.103 | 474,400 | | 444,000 | 918,400 |
| Total Parcel | 0.103 | 474,400 | | 444,000 | 918,400 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 425.19 | /Parcel: 425.19 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020 | 104 | FV | 474,700 | 0 | 4,500. | 444,000 | 918,700 | 918,700 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 334,300 | 0 | 4,500. | 471,800 | 806,100 | 806,100 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 334,300 | 0 | 4,500. | 344,100 | 678,400 | 678,400 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 313,700 | 0 | 4,500. | 299,700 | 613,400 | 613,400 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 313,700 | 0 | 4,500. | 255,300 | 569,000 | 569,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 279,800 | 0 | 4,500. | 249,800 | 529,600 | 529,600 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 279,800 | 0 | 4,500. | 205,400 | 485,200 | 485,200 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 291,000 | 0 | 4,500. | 195,400 | 486,400 | 486,400 | | 12/13/2012 |

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 11/9/2018 | Info At Door | HS | Hanne S |
| 11/9/2008 | Meas/Inspect | 345 | PATRIOT |
| 11/3/2000 | Hearing Chag | 163 | PATRIOT |
| 2/9/2000 | Meas/Inspect | 197 | PATRIOT |
| 8/16/1993 | | PC | PHIL C |
| | | | |
| | | | |
| | | | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA

 / /



Patriot
Properties Inc.

USER DEFINED

| | | |
|---|----------------|-------|
| | Prior Id # 1: | 28687 |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| 3 | Prior Id # 1: | |
| | Prior Id # 2: | |
| | Prior Id # 3: | |
| | Prior Id # 1: | |
| 9 | Prior Id # 2: | |
| | Prior Id # 3: | |
| | ASR Map: | |
| | Fact Dist: | |
| | Reval Dist: | |
| | Year: | |
| | LandReason: | |
| | BldReason: | |
| | CivilDistrict: | |
| | Ratio: | |
| | | |
| | | |

